

FARMINGTON CITY COUNCIL MEETING

August 1, 2017

WORK SESSION

Present: Mayor Pro Temp John Bilton; Councilmembers Doug Anderson, Cory Ritz, Brigham Mellor, and Brett Anderson; City Manager Dave Millheim, City Development Director David Petersen, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

Guests: Davis County Commissioners Jim Smith, Bret Millburn, Randy Elliott; Davis County Staff Barry Burton, Shawn Beus, Randy Cook, Mack McDonald, Dave Hansen

Excused: Mayor Jim Talbot

Mayor Pro Temp **John Bilton** welcomed County Commissioners and staff to the work session and thanked them for attending.

Discussion Items with County Commission

Future planning of County Government Center (Courthouse) modifications

Commissioner Bret Millburn noted that the County has held a design charrette and visioning exercise for the County Government Center. Mack McDonald will be managing the process and indicated that the Courthouse currently contains only a few tenants, and the County will need to determine how best to revitalize the space. The intent is to preserve the front third of the building to maintain the historic look and feel of downtown. The redesign will examine needs for County office space, opportunities for revenue, economic development and the deduplication of government services. Mack McDonald noted that the stakeholder committee will reconvene to finish re-use study and incorporate comments received from the public open house.

Future planning ideas for Legacy Events Center AND Parking headaches

Commissioner Bret Millburn shared that the land the County owns as part of the Legacy Events Center is valuable, the buildings aging, and the needs for the property are changing. The County has been approached by interested parties about developing the property. Councilmember **Cory Ritz** expressed concern about the high density development at Station Park creeping closer to neighborhoods surrounding the Legacy Events Center property. Commissioner Jim Smith noted that any projects that the County would consider would maximize and enhance the property for the greater good and be considered the “highest and best use.” City Manager **Dave Millheim** noted the Legacy Events Center is an asset in current and future form, but it is impacting neighborhoods with parking and the communication around events needs to be improved.

City Future Business Park plans

John Bilton outlined the City’s plan for a Class A business park and mixed-use area North of Cabela’s. The City needs the support of the County to make it happen especially with arterial roads and other infrastructure. **Dave Millheim** suggested that the success of the project will be dependent on having good roads in place from the beginning.

Arterial Road linkage between the future Shepard Lane Interchange and WDC

Dave Millheim explained the importance of the 950 West Interchange and the Shepard Lane Interchange. UDOT indicates that the Shepard Lane project will not begin until West Davis Corridor has been completed. The City hopes to have the support of surrounding Cities and COG on a resolution to move the construction of the Shepard Lane Interchange up a year. County support would strengthen this resolution.

City Prop One grant application projects

John Bilton reviewed the proposals for Prop 1 money that the City submitted to the County. The arterial road connecting the interchange at Shepard Lane is a priority to give relief to Park Lane. The second important project is a spine road to be constructed inside the business park. Commissioner Smith stated that the County is being thoughtful about the use of Prop 1 funds and determining whether to fund projects as they come in or not spend for a few years and then bond. He noted that these decisions will impact future generations.

Overall, discussion between Councilmembers and County Commissioners and staff stressed the importance of regular ongoing communication between the City and County leadership for all to feel informed about plans related to Farmington City. Staff of both the County and the City will continue to communicate and draw on one another's expertise.

REGULAR SESSION

Present: Mayor Pro Temp John Bilton; Councilmembers Cory Ritz, Brigham Mellor, and Brett Anderson; City Manager Dave Millheim, City Development Director David Petersen, City Recorder Holly Gadd, and Recording Secretary Tarra McFadden

Excused: Mayor Jim Talbot, Councilmember Doug Anderson

CALL TO ORDER:

Mayor pro Tem **John Bilton** called the meeting to order at 7:20 p.m.

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

The invocation was offered by **Councilmember Brigham Mellor** and the Pledge of Allegiance was led by City Recorder **Holly Gadd**.

Zoning Map Amendment for .5 Acres located at 314 South 650 West

This item was pulled from the agenda at applicants request and no public hearing was held.

PRESENTATIONS:

Utah Risk Management Mutual Association (URMMA)

Paul Johnson, Elizabeth Christensen and Jason Davis presented about Utah Risk Management Mutual Association and its services. It provides third-party liability insurance, risk management services and education services to its cities in Utah. URMMA was created in 1985 when cities found it difficult to find affordable insurance. URMMA is owned and managed by its Member municipalities and emphasizes risk management.

Elizabeth Christensen noted that insurance acts as a safety net, and includes capped losses, but also encourages self-determination which allows a City to determine how far to pursue a claim or a case. She explained that the City is billed based on General Funds, tax base information and its inspection score.

Jason Davis shared information about the annual inspection process. He meets with City staff to review policies and procedures, and provide training about mitigating risks. He performs two inspections, one in the fall that identifies areas the City should improve and then a second in the spring for follow-up. Jason Davis commended Farmington City for having Department Heads who are responsive and serious about risk management.

SUMMARY ACTION:

1. Approval of Minutes from July 18, 2017

Brett Anderson moved, with a second from **Cory Ritz**, to approve summary action item 1 as contained in the staff report.

The motion was approved unanimously.

GOVERNING BODY REPORTS:

City Manager Report

Dave Millheim and **David Petersen** asked the Council for feedback regarding the Lowell Johnson property annexation. **David Petersen** has had further conversations with Lowell Johnson and has learned that UDOT is selling the parcel inexpensively because there is a no-access restriction along 1075 West. If this restriction were to be lifted, UDOT would charge a lot more for the purchase. The Council discussed not taking any action at this point and waiting for the property owner to present a plan for development at which point the City would respond.

Holly Gadd

City Recorder **Holly Gadd** asked Councilmembers for their availability for a training activity with Chief Wayne Hansen. The Council determined that September 25 would be the best date.

Mayor Talbot & City Council Reports

Councilmember Cory Ritz

Councilmember **Cory Ritz** asked for clarification about the item pulled from the agenda. **Dave Millheim** clarified that the City discussed the item with the applicant and discouraged them from

pursuing a public hearing prematurely. City staff has encouraged the applicant to work on a few issues so that the item could be satisfactory to all parties.

Councilmember Brett Anderson

Councilmember **Brett Anderson** said that he had been working with a client about a dispute regarding property lines along Glovers Lane. Because of a survey mistake, the property lines are inaccurate. **Dave Millheim** noted that the City knows that this mistake has impacted at least four parcels and is working with the property owners to correct the issue.

Brett Anderson suggested that the City produce a timetable for construction along 650 West so that citizens are able to see how the project is progressing. The City could also highlight successes of the project, as **Dave Millheim** mentioned the inter-local agreement newly drafted to allow for Weber Basin to provide irrigation water to several homes previously unable to access this resource.

Councilmember Brigham Mellor

Councilmember **Brigham Mellor** discussed a meeting where several cities connected to learn about a scenic byway designation for WDC. At the meeting Gary Uresk, City Administrator for Woods Cross described the process for obtaining the designation for Legacy Highway. It was determined that a resolution for the Council would be needed. **Brigham Mellor** noted that City may need to be proactive about zoning for billboards to limit where they can be placed within the City.

Councilmember John Bilton

No updates to report.

ADJOURNMENT

Motion:

At 8:17 p.m., **Brigham Mellor** moved to adjourn the meeting.

Holly Gadd, City Recorder

Posted 08/21/2017